

PINNACLE PINES - UNIT 2

PHASE TWO - FINAL PLAT

DEDICATION:

STATE OF ARIZONA }SS.
COUNTY OF COCONINO }

KNOW ALL MEN BY THESE PRESENTS: THAT PINNACLE DEVCO, LTD., HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF PINNACLE PINES UNIT 2 - PHASE 2, A SUBDIVISION OF A PORTION OF TRACT "15A" OF PINNACLE PINES UNIT 2 PHASE 1, INSTRUMENT 3711129, COCONINO COUNTY RECORDERS OFFICE. LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 7 EAST, G. & S.R.M., FLAGSTAFF, COCONINO COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS AND MEASUREMENTS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES THE TRACTS AND EASEMENT AS SHOWN ON SAID PLAT FOR THE PURPOSES SHOWN.

TRACT "15B" IS HEREBY BEING RETAINED BY THE OWNER DEVELOPER FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF: PINNACLE DEVCO, LTD., HAS CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS REPRESENTATIVE, THEREUNTO AUTHORIZED.

DONE AT _____, ARIZONA, THIS ____ DAY OF _____ 20____

BY: _____
BRIAN RHOTON (PRESIDENT)

ACKNOWLEDGMENT:

STATE OF ARIZONA }SS.
COUNTY OF COCONINO }

ON THIS THE ____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, BRIAN RHOTON, PRESIDENT OF PINNACLE DEVCO, LTD., WHO ACKNOWLEDGED BY SELF TO REPRESENT PINNACLE DEVCO, LTD., AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OCCUPANCY:

NO CERTIFICATE OF OCCUPANCY FOR ANY RESIDENCE MAY BE ISSUED NOR MAY ANY RESIDENCE ERRECTED IN THIS TRACT BE OCCUPIED UNTIL THE REQUIRED WATER, SEWER, AND ALL OTHER ESSENTIAL UTILITIES ARE INSTALLED AND AN ALL-WEATHER ACCESS ROADWAY TO THE RESIDENCE IS CONSTRUCTED AND APPROVED OR ACCEPTED BY THE CITY ENGINEER.

NOTES:

EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:

- REMOVABLE WOOD, WIRE, OR SECTION-TYPE FENCING
- CONSTRUCTION, STRUCTURES, OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

ALL BUILDING CONSTRUCTION, INCLUDING ACCESSORY BUILDINGS, SHALL BE LIMITED TO A SPECIFIC DEVELOPMENT ENVELOPE FOR EACH LOT AS SHOWN HEREON AND THIS BUILDABLE AREA IS LIMITED TO SETBACKS SHOWN.

CONSTRUCTION OF LANDSCAPING WITHIN CLEAR VIEW ZONES IS RESTRICTED PER THE CITY OF FLAGSTAFF ENGINEERING DESIGN & CONSTRUCTION STANDARDS & SPECIFICATIONS FOR NEW INFRASTRUCTURE (2012 EDITION) - SECTION 13-10-006-0002, INTERSECTION SIGHT TRIANGLES, CLEAR VIEW ZONES.

DRIVEWAY SLOPES SHALL BE IN ACCORDANCE WITH CITY OF FLAGSTAFF ORDINANCE NO. 2007-13. NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS.

FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED ON SITE WHEN ANY PORTION OF THE FACILITY OR BUILDING IS BEYOND 150 FEET FROM APPROVED FIRE APPARATUS ACCESS ROADWAYS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE SUBSTITUTED FOR MEETING THIS REQUIREMENT WHEN APPROVED BY THE FIRE DEPARTMENT. CONFER WITH THE FLAGSTAFF FIRE DEPARTMENT FIRE PREVENTION OFFICER TO DETERMINE THE SPECIFIC MEANS OF COMPLIANCE.

THE PROPERTY OWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR PRIVATE DETENTION FACILITIES AND PRIVATE DRAINAGEWAYS.

THE CITY OF FLAGSTAFF SHALL HAVE THE RIGHT TO PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.

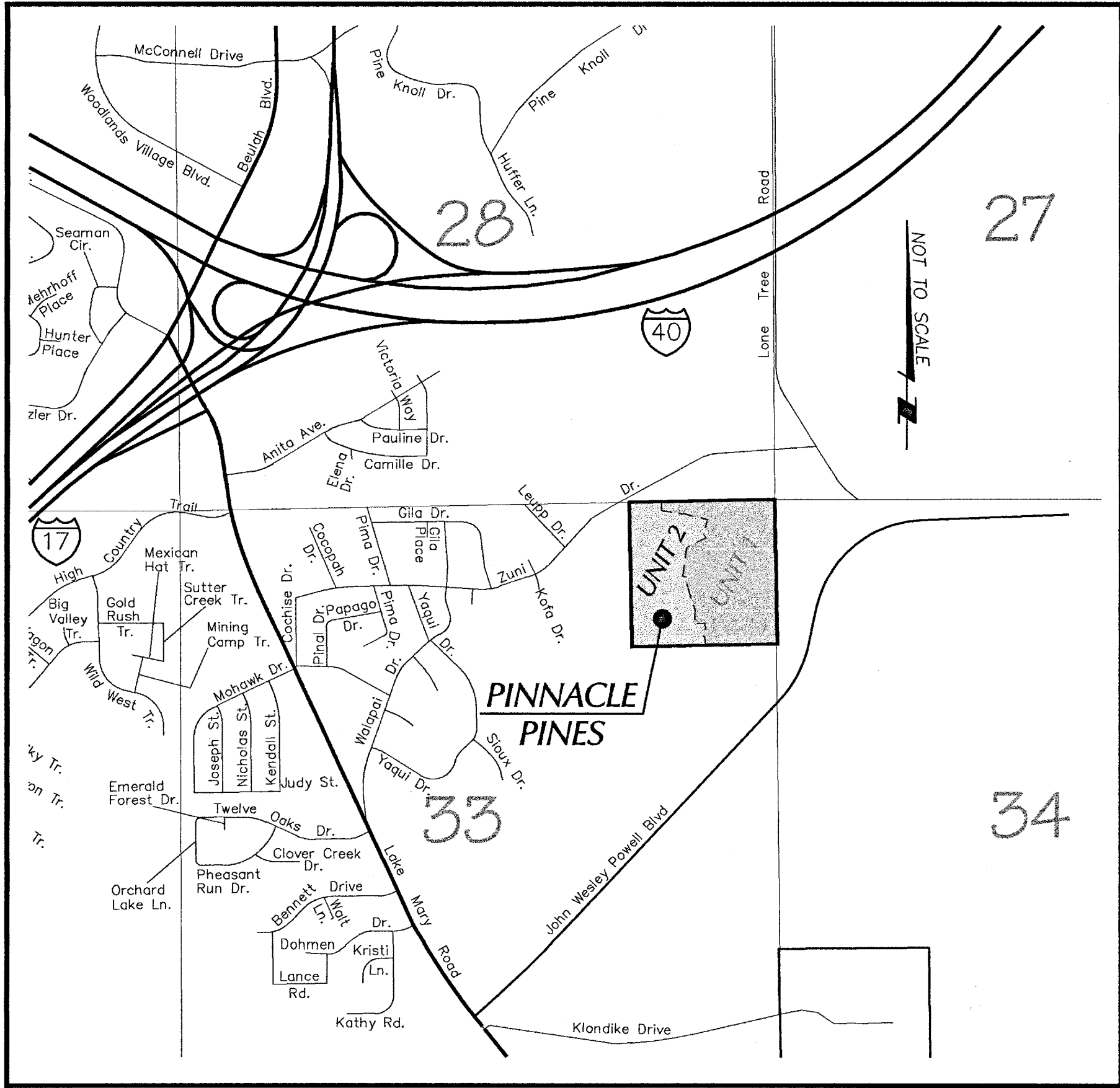
ACCESSORY BUILDINGS AND STRUCTURES SHALL EITHER BE CONSTRUCTED WITHIN THE INDIVIDUAL BUILDING ENVELOPES AS SHOWN OR THE INDIVIDUAL OWNER MUST DEMONSTRATE THROUGH A BUILDING PERMIT APPLICATION THAT NO FOREST RESOURCES OR SLOPE RESOURCES GREATER THAN 17% WILL BE REMOVED OR ENCROACHED UPON. ADDITIONALLY, THE BUILDING/STRUCTURE SHALL COMPLY WITH ALL CITY OF FLAGSTAFF REQUIREMENTS REGARDING THE LOCATION, SIZE AND CONSTRUCTION FOR SUCH BUILDING/STRUCTURE.

ADEQUATE WATER SUPPLY

THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION No. 41-900002.0002.

THIS ADEQUATE WATER SUPPLY NOTE HAS BEEN ADDED TO THIS FINAL PLAT AS A REQUIREMENT OF THE CITY OF FLAGSTAFF. MOGOLLON ENGINEERING and SURVEYING, INC. DOES NOT GUARANTEE, WARRANT OR CERTIFY ANY INFORMATION IN THIS APPLICATION No. 41-900002.0002.

A SUBDIVISION OF TRACT 15A, INSTRUMENT 3711129, C.C.R.O.
A 49 LOT TOWNHOUSE SUBDIVISION ON 18.5868± ACRES
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 33
TOWNSHIP 21 NORTH, RANGE 7 EAST, G. & S.R.M.
FLAGSTAFF, ARIZONA



VICINITY MAP

N.T.S.

INDEX TO SHEETS

- COVER SHEET
- OVERALL SUBDIVISION BOUNDARY
- INDIVIDUAL LOT BOUNDARIES

CITY OF FLAGSTAFF:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA ON THE

____ DAY OF _____, 20____

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY ENGINEER AND THE PLANNING DIRECTOR, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA ON THIS

____ DAY OF _____, 20____

BY: _____ CITY ENGINEER

BY: _____ PLANNING DIRECTOR

UTILITY COMPANY ACKNOWLEDGMENT

UNISOURCE ENEREGY SERVICES _____ DATE _____

CENTURYLINK _____ DATE _____

ARIZONA PUBLIC SERVICE _____ DATE _____

SUDDENLINK _____ DATE _____

BASIS OF BEARING & BENCHMARK

BASIS OF BEARINGS IS THE EAST LINE OF SECTION 33 - SOUTH 00° 12'00" WEST PER THE 1965 B.L.M. NOTES.

SUBDIVISION BENCHMARK IS THE NORTHEAST CORNER OF SECTION 33, ELEVATION = 6927.21'.

TRACT INFORMATION

TRACT 15B IS TO BE RETAINED BY THE OWNER/DEVELOPER FOR FUTURE DEVELOPMENT PHASES.

TRACTS "16, 17, 18, & 19" ARE HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION AS OPEN SPACE, P.U.E., AND DRAINAGE EASEMENT.

TRACT 20 IS HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION AS A NON-EXCLUSIVE PRIVATE ROADWAY EASEMENT TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND A P.U.E.

FEMA FLOOD ZONE

THIS PROJECT IS LOCATED IN FEMA ZONE "X" (NO SHADING)

CIVIL ENGINEER OF SUBDIVISION

THE PREPARATION OF ENGINEERING DRAWINGS FOR THIS SUBDIVISION HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC., 411 W. SANTA FE AVE., FLAGSTAFF, AZ. 86001 MR. ROBERT C. IMPELLITTER (CERTIFICATE NO. 22196)

PROJECT INFORMATION

PROJECT NAME: PINNACLE PINES UNIT 2 - PHASE 2
PROJECT LOCATION: 800 E. STERLING LN. FLAGSTAFF, AZ. 86001
LATITUDE: N 35° 09' 48.5"
LONGITUDE: W 111° 39' 01.4"
ASSESSORS PARCEL NUMBER: 105-20-117
TOTAL ACREAGE: 11.22±
NUMBER OF LOTS: 49
GROSS DENSITY: 4.4 UNITS / ACRE
ZONING: MR Ord. 2005-05 lns. 331755B
R.L.U.T.P. DESIGNATION: MEDIUM DENSITY RESIDENTIAL
OWNER/DEVELOPER: PINNACLE DEVCO LTD 3605 S. FLAGSTAFF RANCH ROAD FLAGSTAFF, AZ 86005 BRIAN RHOTON 928-699-1169



CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, WAS PERFORMED BY ME AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SHEET NO. 1 OF 3

COF DRB # 04-03098

Mogollon ENGINEERING & SURVEYING

Mogollon ENGINEERING & SURVEYING

Mogollon ENGINEERING & SURVEYING

PINNACLE PINES - UNIT 2
PHASE 2
FINAL PLAT

411 W. Santa Fe Avenue, Flagstaff, AZ. 86001
P.O. Box 1952, Flagstaff, AZ. 86002
Phone: 928-214-0014 • Fax: 928-413-0015

DATE 7/20/15
DESIGNED BY: FN-SHEET/DWG
DRAWN BY: VERT SCALE N/A
CHECKED BY: HQR SCALE N/A
REVISIONS: COF comments

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FLAGSTAFF, ARIZONA

STATE OF ARIZONA
NORTHERN ARIZONA UNIVERSITY
APN: 103-26-002C

FLAGSTAFF LODGE #7
FREE & ACCEPTED MASONS
APN: 103-26-002D

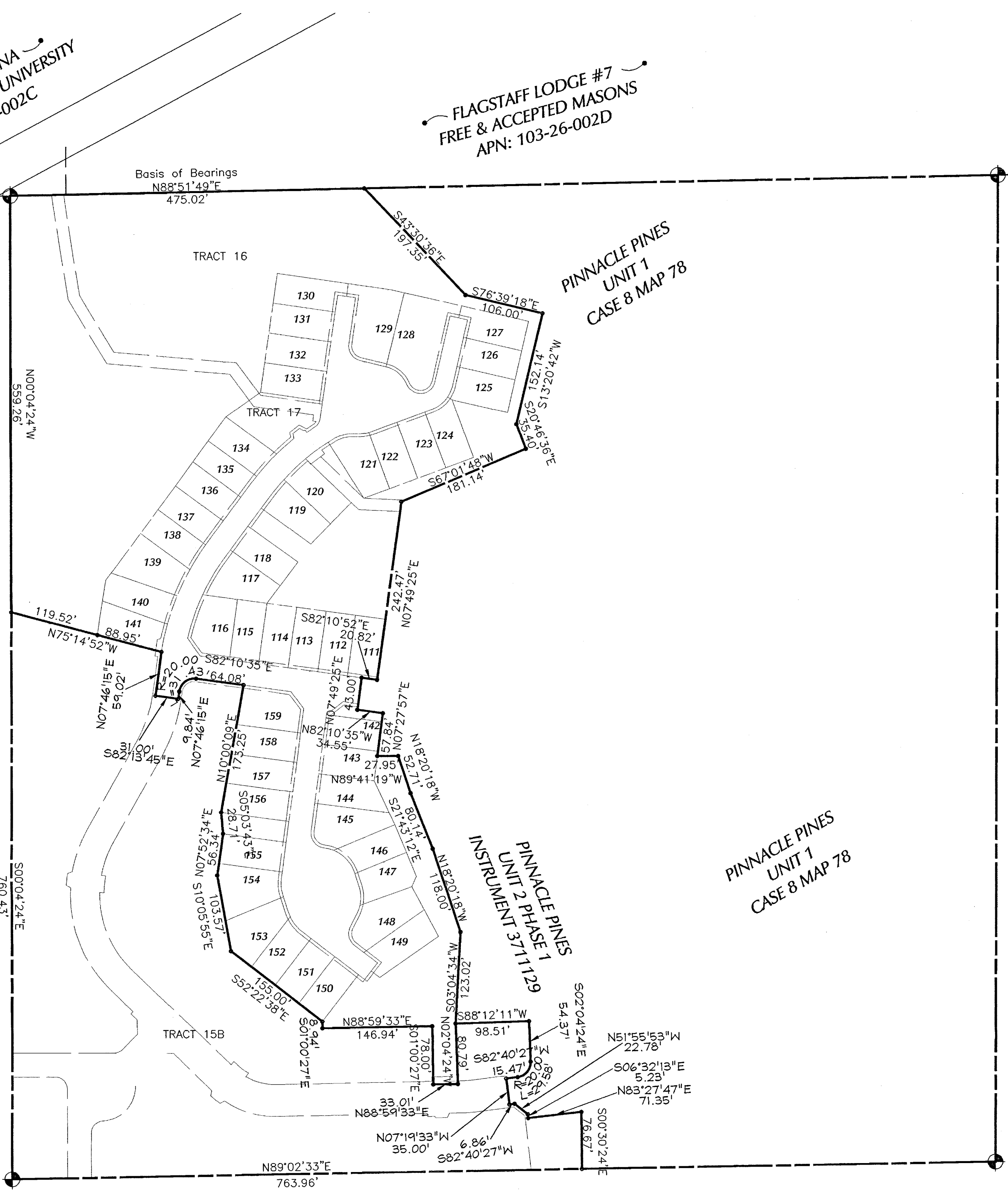
TLC PC LAND
INVESTORS LLC
APN: 105-10-205

TLC PC LAND
INVESTORS LLC
APN: 105-10-205

SCALE 1"=100'

U.S.F.S.

U.S.F.S.

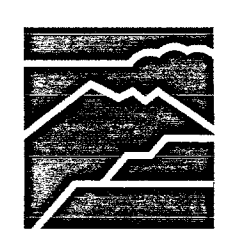


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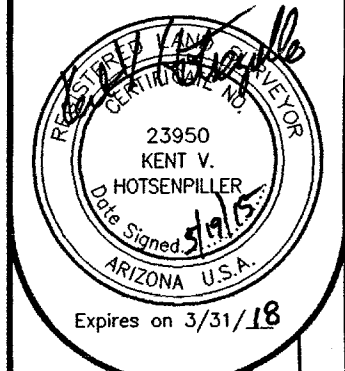
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Instrument #
Recorded at the Request of
Date:
Records of Coconino County
Patty Hansen, County Recorder

Mogollon
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214



Mogollon
ENGINEERING & SURVEYING

Mogollon
ENGINEERING & SURVEYING

DATE: 5/19/15	PROJECT NO: 18031	REVISIONS:	UNIT 2 FINAL PLAT PINNACLE PINES PHASE 2	5/19/15 MES#18031
DESIGNED BY:	PROJECT NO: 18031	REVISIONS:		
DRAWN BY:	PROJECT NO: 18031	REVISIONS:		
CHECKED BY:	PROJECT NO: 18031	REVISIONS:		

PINNACLE PINES - UNIT 2

PHASE TWO - FINAL PLAT

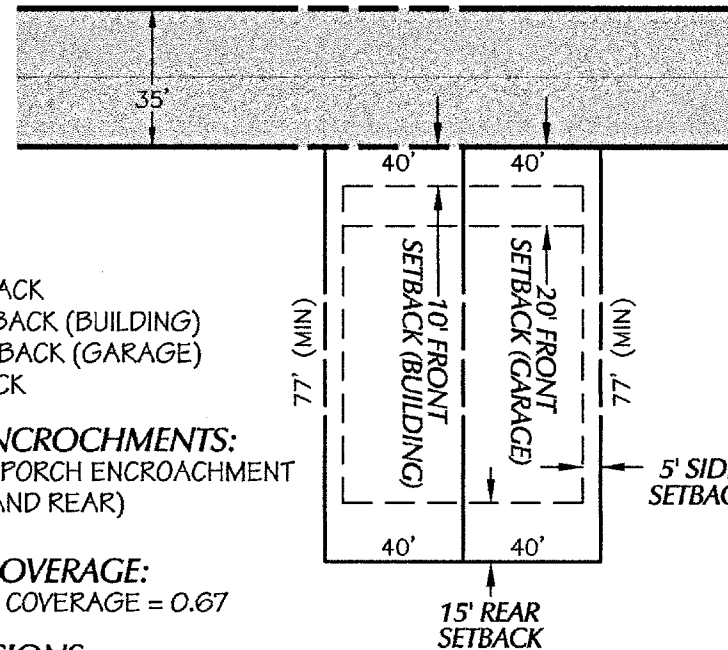
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FLAGSTAFF, ARIZONA

PINNACLE PINES
UNIT 1
CASE 8 MAP 78

PINNACLE PINES
UNIT 1
CASE 8 MAP 78

LINE TABLE		
LINE	LENGTH	BEARING
L2	17.31	N08°09'27"E
L3	24.00	S81°50'33"E
L4	35.87	N75°58'24"W
L5	7.16	S56°03'08"E
L6	16.54	N12°59'20"E
L7	24.00	S77°00'40"E
L8	10.58	N90°00'00"W
L13	13.32	S55°39'07"W
L14	29.10	N35°11'54"W
L15	28.26	N37°15'58"W
L16	28.34	N52°38'41"E
L17	20.40	S82°10'35"E
L26	15.29	S23°13'02"W
L27	28.00	N37°37'22"E
L28	14.48	S52°22'38"E
L29	1.53	S17°46'01"E
L31	18.02	N17°46'01"W
L32	19.47	S27°22'25"W
L39	15.74	S52°22'38"E
L40	23.21	S52°22'38"E
L41	21.98	S17°46'01"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C2	37.90	41.00
C3	29.37	20.00
C4	27.48	44.00
C5	12.35	48.50
C6	25.00	46.50
C8	11.03	334.50
C12	27.84	20.00
C13	31.85	20.00
C14	6.33	52.50
C15	23.12	52.50
C16	12.10	48.50
C18	40.10	328.50
C19	16.10	44.00
C20	4.80	48.50
C21	9.07	297.50
C22	37.57	297.50
C23	40.06	297.50
C24	32.06	297.50
C25	39.80	328.50
C26	40.03	328.50
C27	38.25	328.50
C28	12.97	48.50
C29	42.91	48.50
C30	26.11	48.50
C31	25.38	52.50



SETBACKS:
15' REAR SETBACK
10' FRONT SETBACK (BUILDING)
5' FRONT SETBACK (GARAGE)
5' SIDE SETBACK

SETBACKS ENCROACHMENTS:
5' ALLOWABLE PORCH ENCROACHMENT
(BOTH FRONT AND REAR)

BUILDING COVERAGE:
MAX. BUILDING COVERAGE = 0.67

LOT DIMENSIONS
LOT WIDTHS/DEPTHS VARY (SEE THIS SHEET). THE 40' LOT
WIDTH DIMENSION SHOWN ABOVE IS A MINIMUM LOT WIDTH
MEASURED AT THE FRONT AND REAR SETBACK LINES.

TYPICAL LOT DIMENSIONS
N.T.S.

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Mogollon
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411 W Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

DATE: 7/20/15
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____

PROJECT NO. 18031
REVISIONS: 7/20/15 COF comments
FRI base.dwg
VERT SCALE: _____
HOR SCALE: 1"=40'

7/20/15
MES# 18031

FINAL PLAT
PINNACLE PINES UNIT 2
PHASE 2